REGULAR MEETING MINUTES – APPROVED AUGUST, 7 2019
Wednesday, July 10, 2019 7:00 PM
Eureka School District Office, Board Room
5455 Eureka Road, Granite Bay, CA

1. Call to Order & Pledge of Allegiance 7:00PM

2. Welcome, Introduction of MAC Members & Statement of Meeting Procedures
Virg Anderson, Eric Bose, Tom Kruse, Jim Radler, Walt Pekarsky and Te Iwi Boyd, Secretary.

3. Approval of July 10, 2019 Agenda
Motion was made to approve the July 10, 2019 Agenda. Motion was seconded and passed, 5-0.

4. Approval of May 1, 2019 Minutes
May 1, 2019 Minutes will be voted on at the August 7, 2019 meeting.

5. Board Member & Public Safety Reports
   A. MAC Board
      No report given.
   B. Placer County Sheriff’s Office
      It was reported that burglaries are at an all time low as are mail and vehicle thefts. Residents were advised to have their mail forwarded while on vacation, to keep lights on timers and to use motion sensors as these have proven to be great deterrent. Residents were reminded to be cautious of phone fraud, Transients in the area were discussed as were additional safety measures to take while away from your home were discussed.
   C. California Highway Patrol
      No report given.
   D. South Placer Fire District
      No report given.

6. Public Comment: Let us hear from you! Do you wish to share something that’s NOT already on this agenda? We welcome your input at this time and kindly ask that you keep your comments to 3 minutes or less (or as determined by the chairman).
Residents Joanne and Katie with combined comments regarding traffic concerns near Wexford. They expressed that they would like to see law enforcement in that area.

Member Bose asked if they had noticed if one direction was more prevalent eastbound or westbound. The residents explained that they felt the traffic issues were much more prevalent with eastbound traffic.

Member Anderson recommended calling CHP as per previous presentations from CHP.

7. **Supervisor Report**

   Supervisor Uhler reported on the 7/10/19 tour with CalFire. They toured the PCSO Dispatch, Colfax Station 30 and the North Fork Shaded Fuel Break, and the Regional Air Attack Base in Grass Valley.

   A Budget update was also provided. This year's budget was discussed and a comparison to last year's budget was given.

   Supervisor reported that the new Coroner Facility would be breaking ground shortly.

   An update regarding Pioneer Power was given. Components of the invoice were explained, and a reminder of what Pioneer Power is, and its history was explained. A proposed fee increase is anticipated to be 17% for electricity. It was explained that wholesale costs have gone up over 30% for the State.

8. **Information Items: (No Items)**

9. **Action Items:**
   
   A. **Granite Bay Congregate Living Health Facility**

      The MAC is being asked to make a recommendation to the Planning Commission on the proposed Granite Bay Congregate Living Health Facility. The project would include the operation of an 18-bed extended care home in an existing single-family residence at 3140 Spahn Ranch Road. The project is located on a 4.11-acre parcel (APN 467-090-009-000) that is designated Rural Low Density Residential in the Granite Bay Community Plan and is zoned RA-B-40 (Residential Agriculture, combining Agriculture, minimum building site of 40,000 square feet).

      The project applicant, 421 San Juan LLC, is requesting approval of a Rezoning to RA-B-40 (Residential Agriculture, minimum building site of 40,000 square feet); a Conditional Use Permit to allow for the operation of an extended care facility on the property; and a Variance to section 17.54.060B(7) of the Zoning Ordinance to allow for nine off-street parking spaces where 18 are required. The project would include renovations to the interior of the existing 5,800 square-foot home, as well as a 700 square-foot addition to northeast corner of the building and a 2,000 square-foot addition to the south side of the structure. The project would also include the expansion of a driveway bridge over an unnamed tributary of Linda Creek, driveway widening to provide adequate turning radii, demolition of an
existing garage, and construction of a turn-around to the east of the residence to accommodate emergency vehicles.

**Presenter: Christopher Schmidt, Senior Planner**

History of the proposed project was shared with attendees and a handout with the proposed project summary was made available to MAC Members and constituents. Requested entitlements were explained and the project location explained and shown on a vicinity map.

Current zoning was explained. The project site was shown as it currently stands. Additional site photos of the project site were shown and explained to attendees.

State Regulations for the facility were shown on a slide. It was explained that this type of facility should not be confused with a senior care facility, a congregate living health facility is a residential home with a capacity of no more than 18 beds that provide inpatient care, including the following basic services: medical supervision, 24-hour skilled nursing and supportive care, pharmacy, dietary, social, recreational, and at least one type of the following services: services for persons who have a diagnosis of terminal illness, a diagnosis of life threatening illness, or both; services for persons who are catastrophically and severely disabled. Full-time employees include RN’s, LVN/s and CAN’s. Only one other facility of the same kind and size exists in Placer County. It was explained that there will be no mental health, alcohol rehab, or elopement risk residents that will be cared for at the facility.

Allowable Zoning and Land Use Regulations were discussed.

The current site plan was shown. Bridge widening and driveway upgrades as well as the sewer connection were discussed.

Small additions and required parking were discussed.

The landscape plan for the site was shown and discussed.

Entitlements requested were repeated and a timeline for the project was given.

Member Bose confirmed that there was not a community plan amendment requested with the proposed project. Mr. Schmidt confirmed.

Member Pekarsky asked what the expected employee count is. Mr. Schmidt provided statistics.

Member Anderson asked for clarification regarding emergency access and loading and unloading areas were confirmed.

Member Kruse asked what other types of traffic the facility anticipates besides staff and visitors. It was explained that from time to time there are medication deliveries and emergency responses. It was explained that emergency vehicle trips were calculated based on their other site in Modesto. Patient care was discussed, and employee expertise was explained. Laundry and food deliveries...
were also explained.

Further discussion of emergency calls for service and employees experience occurred.

Member Kruse expressed his concerns that this project will alter the character of the neighborhood and well as his concerns with an increase in traffic.

Member Anderson explained the history of Spahn Ranch Road. The width of the road was given. Improvements were discussed. Traffic analysis findings were shared.

Member Radler asked if the applicant had reached out to the neighbors. The outreach efforts were discussed. Neighbor proximity was also discussed.

A motion was made to approve the project as presented with the addition of a designated area for future parking if needed. Motion was seconded. Motion passed 5-0.

Roll Call:
Jim Radler – Yea
Eric Bose – Yea
Walt Pekarsky – Yea
Virg Anderson – Yea
Tom Kruse - Yea

10. Adjournment to next regular meeting on August 7, 2019
Meeting adjourned at 7:50PM.